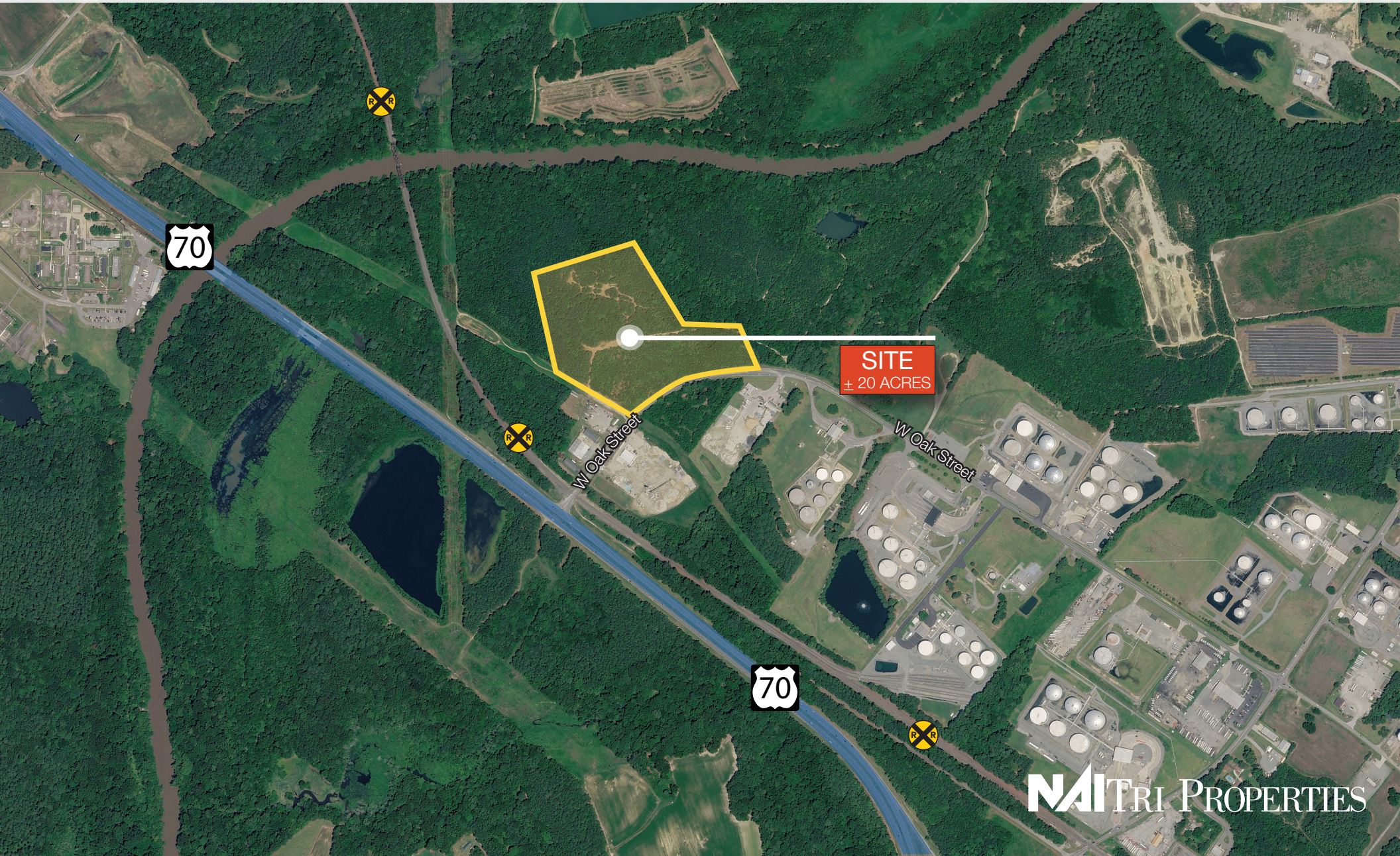


LAND FOR SALE | UP TO +/- 20 ACRES

# W. OAK STREET

SELMA, NC 27576 | INDUSTRIAL OPPORTUNITY



**NAI** TRI PROPERTIES

# LAND OVERVIEW

Positioned in the growing Selma market, W Oak Street offers an excellent opportunity to acquire strategically located land with convenient access to major corridors throughout Johnston County and the greater Raleigh-Durham region making it ideal for investors seeking long-term value and development potential.

**ADDRESS** W. Oak Street, Selma, NC 27576

**REID** 14054039

**ACRES** ±20 acres

**ZONING** Industrial (I-2) [Selma Municipal Code Table](#)

**PRICE** \$1,400,000.00 (\$70,000.00 per acre)

**FEATURES**

- Water on W. Oak Street
- Easy access to Buffalo Road/Hwy 70

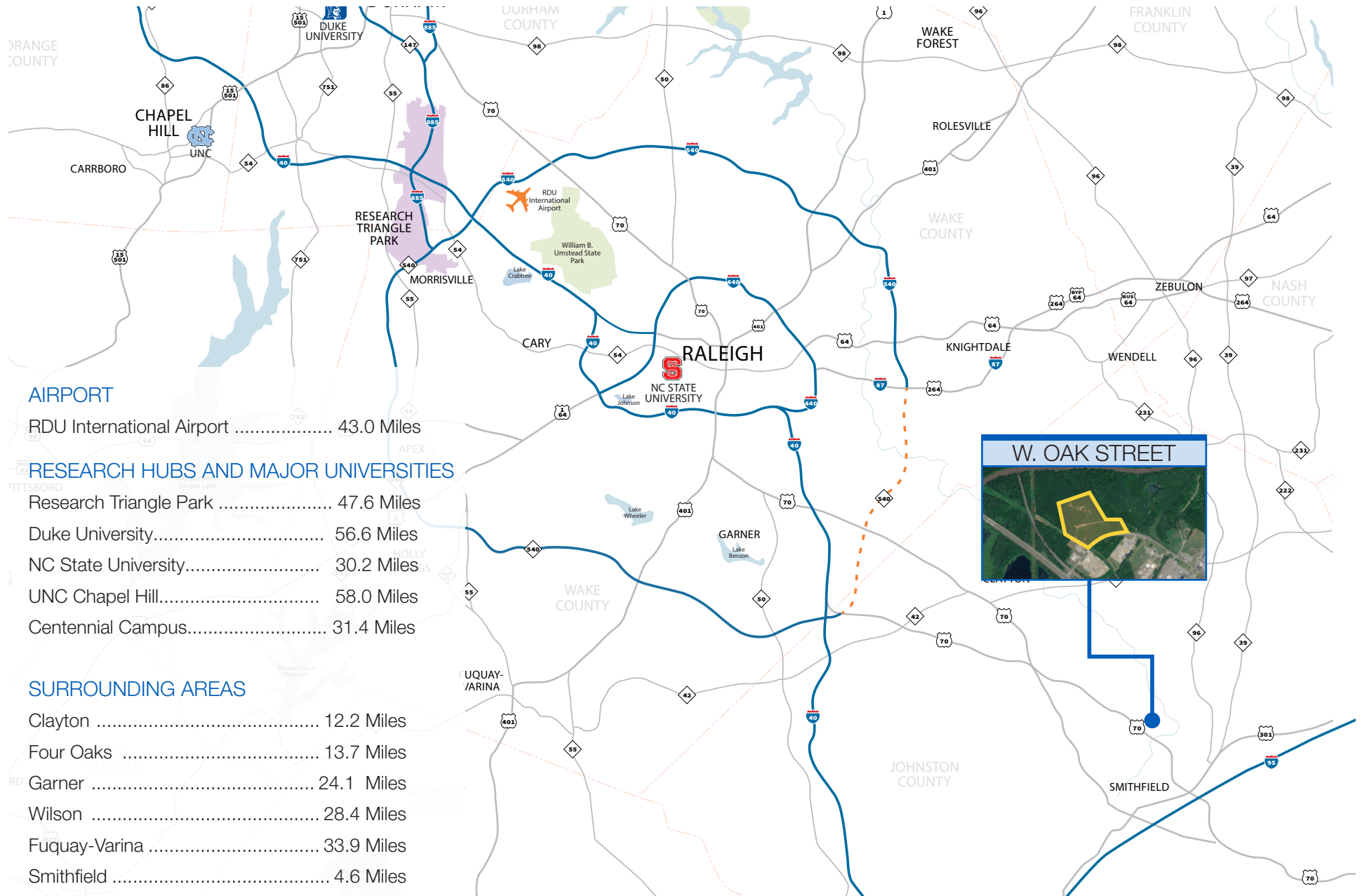
## CONTACT

JOAQUIN CANALS | 919.714.7124 | [jcanals@triprop.com](mailto:jcanals@triprop.com)

**NAITRI** PROPERTIES



# TRIANGLE REGION



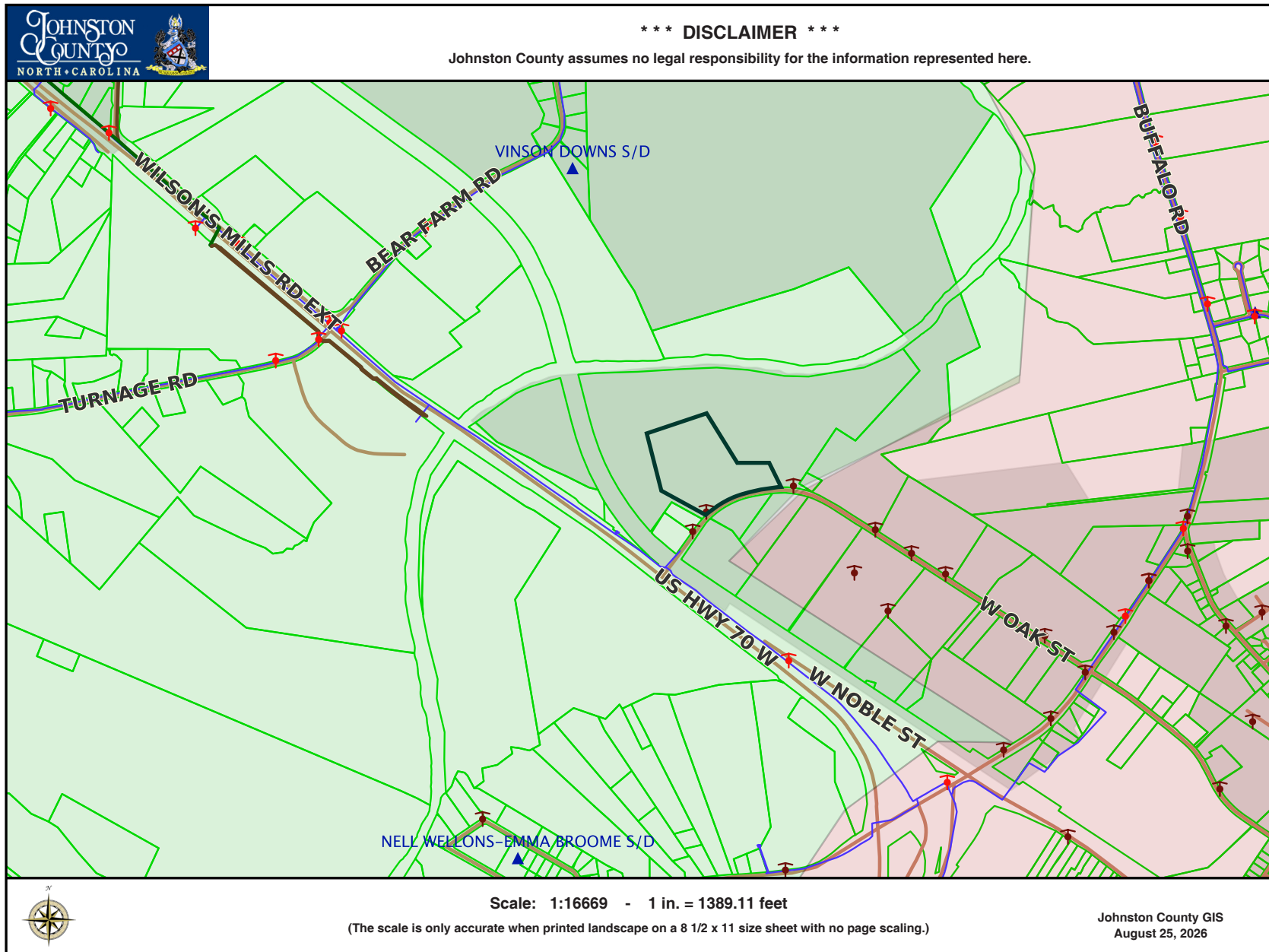
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**NAI TRI PROPERTIES**

# UTILITIES



## CONTACT

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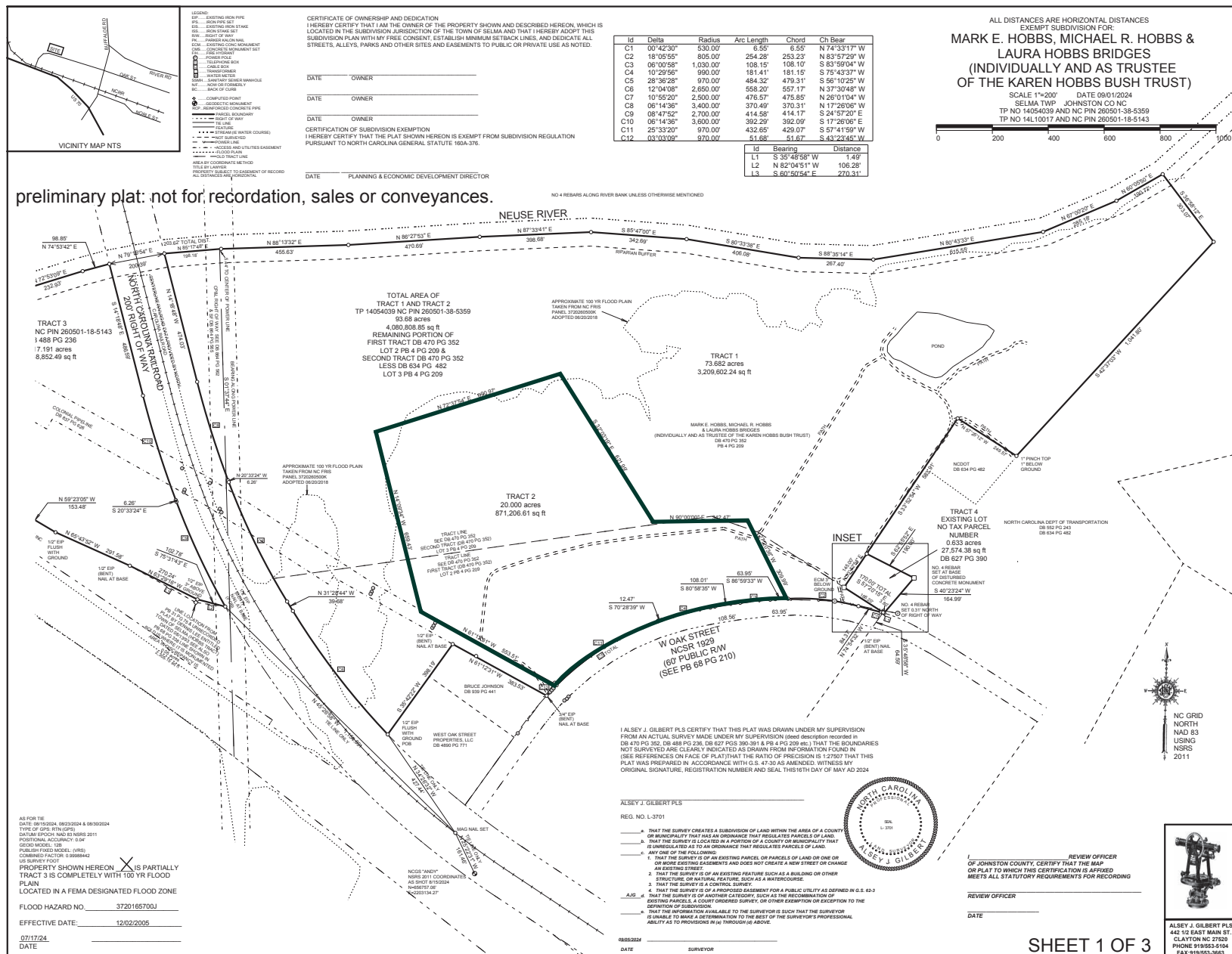
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SHEET 1 OF 3



**ALSEY J. GILBERT PLS**  
**442 1/2 EAST MAIN ST.**  
**CLAYTON NC 27520**  
**PHONE 919/553-5104**  
**FAX-919/563-3663**



**NATRI** PROPERTIES

# AMENITIES

Located with quick access to all the essential amenities and more, this site is minutes from Downtown Selma, providing access to a variety of local restaurants, retail destinations and everyday conveniences.

## RESTAURANT & DINING OPTIONS

Bojangles  
Culver's  
Chick-fil-A  
Chicken Salad Chick  
Cracker Barrel  
Coffee on Raiford  
Denny's  
Domino's Pizza  
Dunkin'  
Golden Corral Buffet  
Jersey Mike's Subs  
La Cocina Mexican  
LongHorn Steakhouse  
Little Caesars Pizza  
Olive Garden  
Outback Steakhouse  
Panda Express  
Papa Johns Pizza  
Sonic Drive-In  
Subway  
Sweetfrog

## RETAIL & GROCERIES

AutoZone  
Belk  
Big Lots  
Cato Fashions  
Carlie C's'

Compare Foods Smithfield  
CVS  
Family Dollar  
Food Lion  
GNC  
Just Flooring of Smithfield  
PetSmart  
Tractor Supply Co.  
U-Haul

## SURROUNDING COMMERCE

ABC Store  
American Pride Xpress Car Wash  
Ample Storage Center  
Airflow Products  
Beto's Tires  
Great Clips  
Hopkins Carpet & Interiors  
Murphy USA  
Selma Self Storage  
Selma Pawn Shop  
SparkNova Electronics  
Sherman-Williams Paint Store  
Smithfield City Florist  
Superior Auto  
Sysco Raleigh  
Trackside Antiques

## HEALTHCARE

Coates Hearing Clinic of Smithfield  
Brush and Floss Orthodontics  
Carolina Home Medical  
Carroll Pharmacy  
Fresenius Kidney Care Johnston County  
Johnston Medical Mall  
Johnston Smiles  
Neuse Dental Group  
Riccobene Associates Family Dentistry  
UNC Health Johnston Hospital  
Wake Orthodontics & Pediatric Dentistry  
WakeMed MyCare 365

## PUBLIC AMENITIES

Amtrack Selma Smithfield Station  
Johnston County Animal Services  
Selma Fire Department  
Selma Public Library  
Selma Civic Center  
United States Postal Service

## PARKS & RECREATION

Raiford Street Park  
Smith Collins Park  
Smithfield Community Park  
Smithfield Recreation & Aquatics Center  
United States Postal Service

## CONTACT

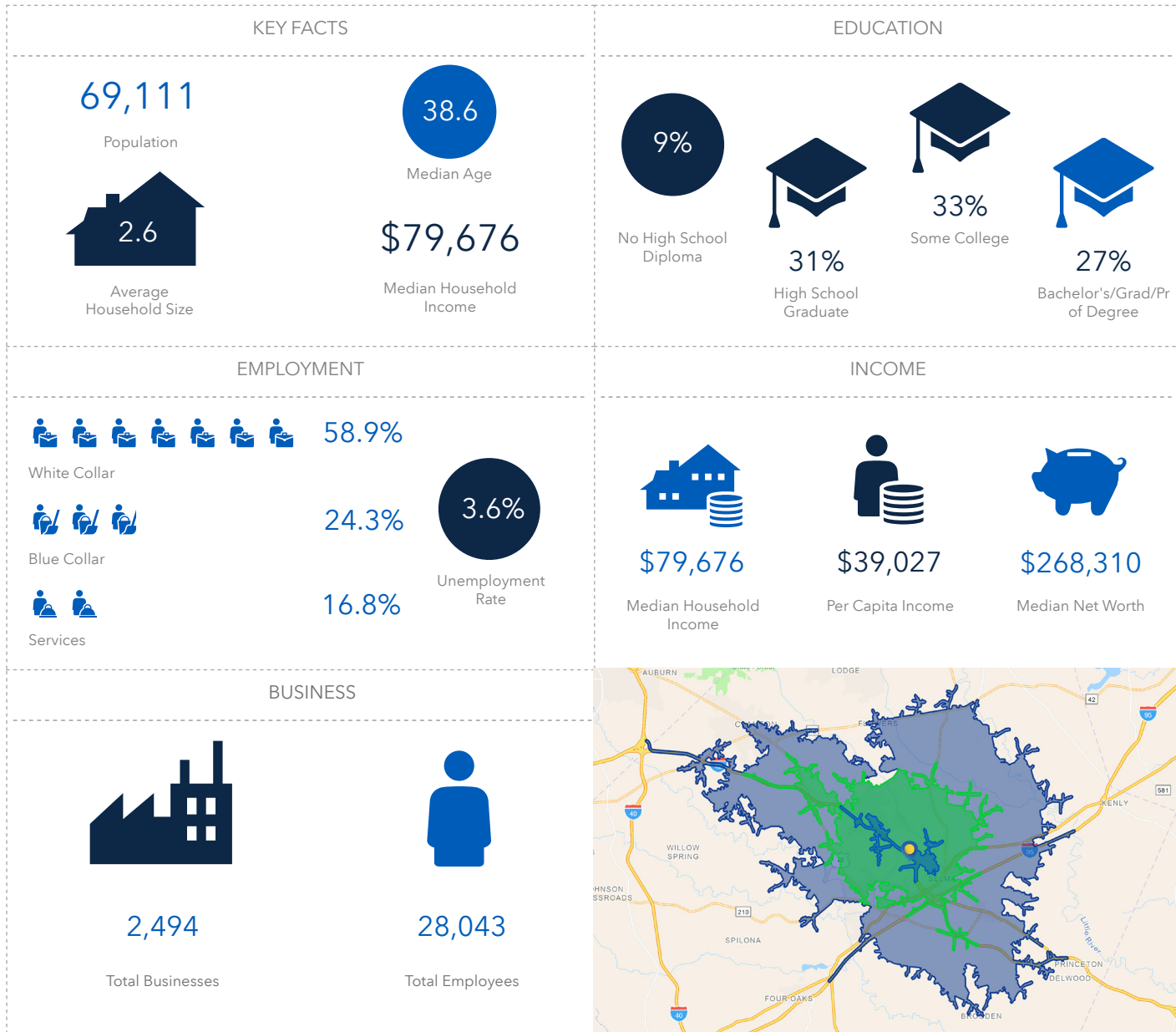
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# DEMOGRAPHICS

## 15 MINUTE DRIVE TIME



### CONTACT

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**NAI TRI PROPERTIES**

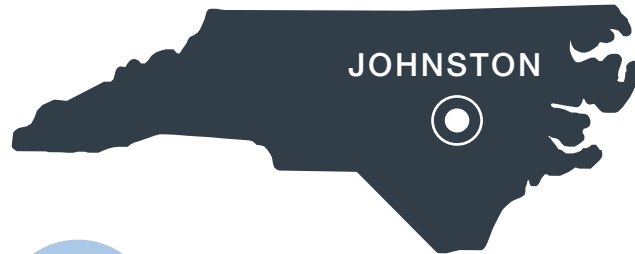
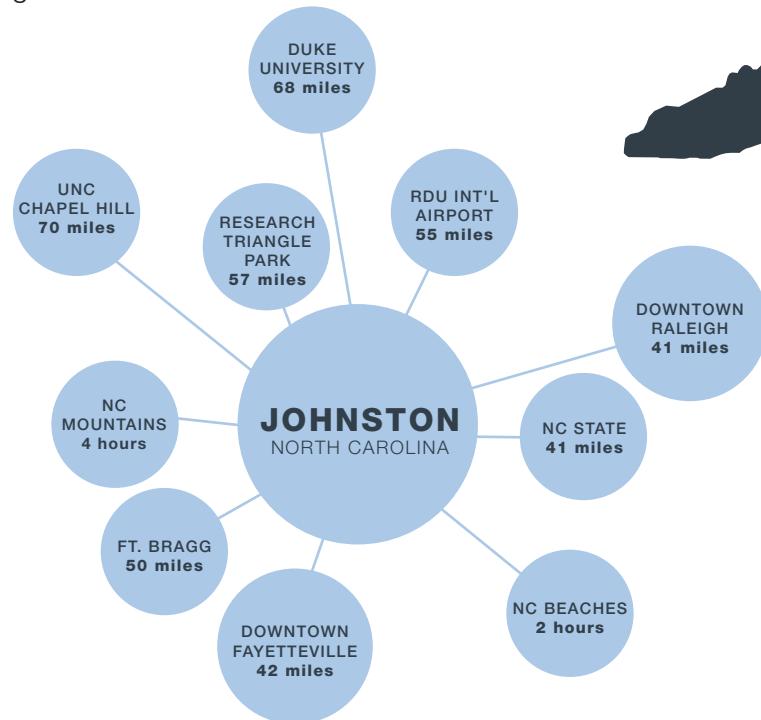
# JOHNSTON COUNTY

## NORTH CAROLINA

Johnston County is one of North Carolina's fastest-growing counties, strategically located between the Research Triangle and the I-95 corridor. Home to major employers like Novo Nordisk and Grifols, the county continues to attract significant investment, including Novo Nordisk's historic \$4.1 billion expansion in Clayton. Supported by strong transportation infrastructure, a growing skilled workforce, and a population exceeding 256,000 residents, Johnston County offers exceptional opportunities for commercial, industrial, and retail growth.

### DEMOGRAPHICS

- Population Growth: **18.7% growth from 2020-2025**
- Educational Attainment: **92.5% High School Graduate or Higher**
- Median Household Income: **\$88,688**
- Average Household Size: **2.72**
- Median Age: **38.1**
- Unemployment Rate: **3.0%**



### MAJOR EMPLOYERS

- Novo Nordisk
- Grifols
- Becton Dickinson (BD)
- Caterpillar Inc.
- Bayer CropScience
- Linamar
- Vulcan Elements
- Metallum
- Johnston Health
- Johnston County Public Schools

**#15**

Best Counties for  
Families in North  
Carolina

**92.5%**

Graduation Rate,  
Exceeding the State  
Average of 87.7%

**\$88,688**

Median Household  
Income

**30 Min**

Average Travel Time  
By Car via I-95 or  
I-40

Source: U.S. Census Data and Johnston County Economic Development 2026

### CONTACT

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**NAI**TRI PROPERTIES